



## RESIDENTIAL BOARD OF ADJUSTMENT DECISIONS

**Wednesday, November 19, 2014**

**1:30 PM**

**1000 Throckmorton  
City Council Chamber**

**2<sup>nd</sup> Floor – City Hall**

**Fort Worth, Texas 76102**

**For More Docket Information Visit:**

**<http://fortworthtexas.gov/planninganddevelopment/boards>**

### BOARD MEMBERS:

Paul Johnston, Vice Chair	<u>P</u>
Ronald R. Shearer	<u>P</u>
Moiri Brown	<u>P</u>
Joey Dixon	<u>P</u>
De De Smith	<u>P</u>
Clifford (Carl) Logan, Chair	<u>P</u>
Wade Chappell	<u>P</u>
Steve Epstein	<u>P</u>
Darien George	<u>P</u>

**I. 12:30 P.M LUNCH/WORK SESSION Pre-Council Chamber**

**A. Review of Cases on Today's Agenda**

**II. 1:30 P.M. PUBLIC HEARING Council Chamber**

**A. Approval of Minutes of October 15, 2014 Hearing 7-0-2**

**B. Translation Cases**

**1. BAR-14-166 Yolonda Alanis  
3736 Ryan Avenue**

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an accessory storage structure with 348 square feet, exceeding the 200 square feet allowed by 148 square feet.
- b. Request a **VARIANCE** in an "A-5" One Family District permit the construction of a covered porch to encroach 5 feet into a 20-foot front yard setback, creating a 15-foot front yard setback.

**Item a failed for lack of seven affirmative votes (6-3)**

**Item b failed for lack of seven affirmative votes (3-6)**



**2. BAR-14-170**

**Thomas & Marcela Guzman**  
1814 Gould Avenue

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the continued conversion of a detached garage to habitable space encroaching 3 feet 8 inches into a 5-foot side yard setback, creating a 1-foot 2-inch side yard setback.
- b. Request a **VARIANCE** in an "A-5" One Family District for the continued use of a carport and conversion of an existing detached garage to an accessory habitable structure encroaching 3 feet into a 5-foot rear yard setback, creating a 2-foot rear yard setback.

**Approved (9-0)**

**C. Continued Cases**  
**None**

**D. New Cases**

**3. BAR-14-164**

**Connie Robertson**  
2804 Springdale Road

- a. Request a **VARIANCE** in an "A-7.5" One-Family District for the continued use of an enclosed garage, which would be a waiver of the requirement of 2 parking spaces behind the front building line.

**Approved (9-0)**

**4. BAR-14-167**

**Kathryne Hokett**  
1200 N. Chandler Drive

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One Family District to permit the continued use of a front yard carport where none is allowed.
- b. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a 4-foot wood screening fence in the front yard and projected front yard from an adjacent lot.
- c. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a fence 6 feet in height, excessive by 2 feet in the front yard and projected front yard from an adjacent lot.
- d. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a storage shed encroaching approximately 8 feet into the 20-foot projected front yard from an adjacent lot, creating a 12-foot front yard setback.
- e. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of accessory structures with a combined square footage of 482 square feet, where 400 square feet is allowed, excessive by 82 square feet.

**Item a approved (8-1)**

**Items b & c approved (9-0)**

**Items d & e approved (9-0)**



**5. BAR-14-168**

**Juanita Diaz**

3837 James Avenue

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One Family District to permit the continued use of 5 foot open design fence.
- b. Request a **VARIANCE** in an "A-5" One Family District for continued use accessory storage structure of 2 feet 6 inches into a 5-foot side yard setback, creating a 2 feet 6 inch side yard setback.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an accessory storage structure with 632 square feet, exceeding the 200 square feet allowed by 432 square feet.

**Item a approved (9-0)**

**Item b approved (9-0)**

**Item c approved (8-1) with the stipulation that the storage structure not to exceed 568 square feet**

**6. BAR-14-169**

**Kari & Lucy Biggs**

4537 Harley Avenue

- a. Request a **VARIANCE** in an "A-5" One Family District for the construction of a single-family dwelling to encroach 5 feet into a 10-foot side yard setback, creating a 5-foot side yard setback.

**Approved (8-1)**

**7. BAR-14-171**

**Michael Hatfield**

5217 Deavers Lane

- a. Request a **Special Exception** under the "A-5" One-Family District regulations to permit the construction of a carport in a front yard setback where none is allowed.
- b. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a front yard carport to encroach 5 inches into a 5-foot side yard setback, creating a 4-foot 7-inch side yard setback.

**Approved (9-0)**

**8. BAR-14-172**

**Michael Gratch**

4140 Idlewild Drive

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a new residence that would encroach 10 feet into the required 50-foot front yard setback, creating a 40-foot front setback.

**Approved (9-0)**

**9. BAR-14-173**

**Cornerstone Assistance Network Housing Development Corp.**

3233 Fitzhugh Avenue

- a. Request a **VARIANCE** in the "A-5" One Family District to permit construction of a residence to encroach 5 feet into a 10-foot side yard setback, creating a 5-foot side yard setback.

**Approved (9-0)**



**10. BAR-14-175**

**Jason Marrs**

2534 Forest Park Blvd.

- a. Request a **VARIANCE** in a “B” Two-Family District to permit the continued use of 2 detached dwelling units to be located on a lot with 5,897 square feet where 7,500 square feet is required, deficient by 1,603 square feet.
- b. Request a **VARIANCE** in a “B” Two-Family District to permit the continued use of habitable space to encroach 8 feet 6 inches into a 10-foot rear yard setback, creating a 1-foot 6-inch rear yard setback.
- c. Request a **VARIANCE** in a “B” Two-Family District to permit the continued use of habitable space to encroach 3 feet 6 inches into a 5-foot side yard setback, creating a 1-foot 6-inch side yard setback.
- d. Request a **VARIANCE** in a “B” Two-Family District to waive the access requirements for two detached dwelling units on one lot.

**Approved (7-2)**

**11. BAR-14-176**

**Joe & Brenda Anderson**

3800 Potomac Avenue

- a. Request a **VARIANCE** in an “A-5” One Family District for the continued use of a garage converted to habitable space and construction of a pergola encroaching up to 3 feet into a 5-foot side yard setback, creating a 2-foot side yard setback.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an accessory storage structure with 256 square feet, exceeding the 200 square feet allowed by 56 square feet.

**Approved (9-0)**

**13. BAR-14-177**

**Steve Hawkins Custom Homes, Ltd.**

10324, 10332, 10532, 10540, 10600 & 10640 Rancho Viejo Way

- a. Request a **VARIANCE** in an “A-43” One Family District to permit the construction of a single-family dwelling to encroach 10 feet into a 25-foot side yard setback, creating a 15-foot side yard setback.
- b. Request a **VARIANCE** in an “A-43” One Family District to permit the construction of a single-family dwelling to encroach 10 feet into a 25-foot side yard setback, creating a 15-foot side yard setback.

**Approved (9-0)**

**14. BAR-14-178**

**Robert & Elizabeth Sell by V Fine Homes**

316 Ridgewood Road

- a. Request a **VARIANCE** in an “A-10” One Family District to permit the construction of a garage and accessory habitable dwelling that would encroach 2 feet into a 5-foot side yard setback, creating a 3-foot side yard setback.
- b. Request a **VARIANCE** in an “A-10” One Family District to permit the construction of a garage and accessory habitable dwelling that would encroach 4 feet into a 10-foot rear yard setback, creating a 6-foot rear yard setback.

**Approved (9-0)**



15. BAR-14-179

**Patricia & Marin Espinosa**

3809 W. 5<sup>th</sup> Street

- a. Request a **VARIANCE** in an "A-5" One Family District for the continued construction of a covered patio encroaching 4 feet 3 inches 5-foot side yard setback creating a 9-inch side yard setback and waiving the additional setback for accessory structures over 10 feet tall.

**Failed for lack of seven affirmative votes (2-7)**

III. ADJOURNMENT:

5:20pm

**ASSISTANCE AT THE PUBLIC MEETINGS:**

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**ASISTENCIA DURANTE LA REUNION PUBLICA:**

El Edificio Municipal de la Ciudad de Fort Worth, City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/impressiones con letra grande que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad, llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunion para que se hagan los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

**Executive Session.**

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.